

WESTERN WEBER COUNTY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

December 11, 2012 5:00 p.m.

Pledge of Allegiance Roll Call:

1. Minutes:

Approval of the October 9, 2012 meeting minutes

2. Consent Agenda:

2.1 LVH051112

Consideration and action for final approval of the Hadley Homestead Subdivision (2 Lots) within the Agricultural A-1 Zone located at approximately 1861 S 4300 W (Landon Hadley, Applicant)

3. Petitions, Applications and Public Hearings:

Old Business:

3.1. LVA052610

Consideration and action for final approval of the Allen Horseplay Cluster Subdivision (13 Lots), within the Agricultural A-1 Zone located at approximately 2200 S 3500 W

(Vaughn Allen, Applicant)

New Business:

3.2. CUP2011-08

Consideration and action for approval of a Conditional Use Application CUP2011-08 for a storage manufacturing tank plant in the Little Mountain Area located at approximately 9501 W 900 S and 791 S 9300 W, within the M-3 Zone (Garff Hubbard, Applicant)

- 3.3. 2012 General Plan Update Discussion
- 4. Public Comments:
- 5. Planning Commissioner's Remarks:
- 6. Staff Communications:
- 6.1. Planning Director's Report:
 - Workshop w/Wilf Summerkorn

December 18, 2012

- 6.2. Legal Counsel's Remarks:
- 7. Adjournment:

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting



Minutes of the Western Weber County Planning Commission held October 09, 2012, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Doug Hansen, Chair; Jannette Borklund; Ryan Judkins; Andrew Favero;

Excused/Absent: Wayne Andreotti; John Parke; Brenda Meibos

Staff Present: Rob Scott, Planning Director; Sean Wilkinson, Planner; Ben Hatfield, Planner; Scott Mendoza, Planner;

Jeff Thomson, Legal Counsel; Kary Serrano, Secretary

*Pledge of Allegiance

*Roll Call:

1. Minutes: Approval of the September 11, 2012 meeting minutes

MOTION: Chair Hansen declared the meeting minutes approved with the noted corrections.

2. Consent Agenda:

2.1 LVH051112: Consideration and action for final approval of the Hideaway Estates Subdivision (1 Lot) within the Agricultural A-1 Zone located at approximately 3910 N 2975 W (Tara Wood, Applicant)

MOTION: Commissioner Judkins moved to approve consent agenda item LVH051112 the Hideaway Estates Subdivision. Commissioner Favero seconded the motion. A vote was taken and the motion carried with a unanimous vote. Motion Carried (4-0)

- 3. Petitions, Applications and Public Hearings: Old Business:
- 3.1. LVA052610: Consideration and action for revised preliminary approval of the Allen Horseplay Cluster Subdivision (13 Lots), within the Agricultural A-1 Zone located at approximately 2200 S 3500 W (Vaughn Allen, Applicant)

Ben Hatfield, Planning Staff reviewed the staff report and added that a curb, gutter, and sidewalk with a full widening of the roadway along 3500 West and along 2200 South is being proposed. The proposed development is in the A-1 Agricultural Zone which allows for cluster subdivision as a permitted use. The total area of the subdivision, 12.67 acres of land with a minimum lot area in the A-1 Zone area is 40,000 square feet which would provide for a base density of 13.52 lots with the applicant requesting 13 lots and no bonus density for creating a cluster. The common area would be left as a 6.19 acre parcel which is approximately 49% of the overall development which would be reserved as open space. All of the requirements of the zoning ordinance including the requirements of the cluster subdivision have been met with this proposal. We are still waiting for letters from the other departments but staff is requesting preliminary approval subject to staff and other agency requirements and recommendations based on that the proposal meets the requirements of the cluster subdivision and the requirements of the A1 Zone. The proposal also meets the goals and policies outlined in the general plan such as; open space preservation, cluster lots retaining a minimum area, conservation of agricultural land and using open space for agricultural uses i.e., pasture rental or horse boarding.

Commissioner Borklund inquired on Lot 8, that has that odd configuration that includes the well and will that stay under that person's ownership that is already living there. Mr. Hatfield replied that it does and whoever owns the lot they will own that area around that well.

Commissioner Judkins asked on 2200 that will get curb, gutter, and widened up through there across from the fire station. Mr. Hatfield replied it will at least on the applicant's side of the road.

Chair Hansen asked as he sees that you have a regular road plus a 17 foot, is that right of way or a dedication to the county. Mr. Hatfield replied that is a dedication to the county for the right of way. That 3500 is a UDOT road as proposed in the general plan as a wider road, so the 17 feet would accommodate that.

Vaughn Allen, Eden resident, said in consideration of everything that is being proposed they have a very good plan out there. There are already some adult trees along the entrance to the facility of the second proposed area and there is also a portion there with a horse statue and a sign there with Allen Horseplay on 2200 South entry. This has been a

OCTOBER 09, 2012

long process and he thought this was coming up for final but it didn't matter as this would give him time to make sure it was done properly.

Commissioner Borklund inquired if he had any potential buyers for those lots. Mr. Allen replied that they would not sell unless they sell it as a whole project. This is a good plan and it's good for the county.

MOTION: Commissioner Favero moved to approve item LVA052610 Allen Horseplay Cluster Subdivision subject to subject to staff and other agency requirements and recommendations. Commissioner Borklund seconded the motion. A vote was taken and Chair Hansen declared the motion approved unanimously. (4-0)

New Business:

3.2. ZO2010-15: Consideration and action for approval on a proposed ordinance of Weber County amending related Chapters as follows: Chapter 1 (General Provisions) amended by modifying certain existing definitions and adding new definitions; Chapters 5, 6, and 7 (Agricultural-1 Agricultural-2 and Agricultural-3 Zones respectively) amended by adding Agri-Tourism as a Conditional Use; Chapter 23 addresses access standards and related criteria for Agri-Tourism operations; Chapter 24 (Parking and Loading Space, Vehicle Traffic and Access Regulations) amended by clarifying that Agri-Tourism is an agriculturally related use that is exempt from certain standards; Farmers Markets) amended by permitting farmers markets at approved Agri-Tourism operations; Chapter 36 (Design Review) amended by exempting Agri-Tourism operations from landscaping requirements (Weber County Planning Division, Applicant)

Scott Mendoza, Planning Staff reviewed the staff report and gave a presentation of the ordinance and its history. The application that is before you was originated by Patsy Dickens but this application is a staff proposal to you. When this was bought to us by Patsy, it was for the Ogden Valley, but it was such a great idea as an effective tool that staff has expanded this to both townships.

Chair Hansen asked you made this presentation, did you get a lot of response from that. Mr. Mendoza replied it was a great group of people and he had a few conversations afterwards. There was this farmer, from Washington City in southern Utah, and she was going to present this to the Planning Office there as they were having problems with this. The overall reaction was very positive from the people there and he received positive feedback from that conference.

Chair Hansen asked if staff has had any feedback from the Farm Bureau. Mr. Mendoza replied that he has been waiting and has not received any information.

Chair Hansen asked if this would draft would be on the website. Mr. Mendoza replied that he would an updated draft on the website as soon as possible.

Juan Manuel Sanchez, Eden resident, said that he came just to say thank you not only for himself but also from the community. It was exciting to see that the Ogden Valley Planning Commission be really excited about the Agri-Tourism and was informed that the Western Weber was just as excited about this. You have seen on the west side the ramifications of what population growth does to an agricultural area sooner then what Ogden Valley has seen. It's this kind of creative vision seeking participation and openness that Planning Commissioners have because as a farmer it gives us a tool. As a small farm owner of 30 acres, it is difficult because of the temptations to sell, but after talking to a group of farmers, the truth is they don't want to sell, but they want something different other then raising hay. They are getting older, after working a second job they can't do that anymore. They just want to make money on the farm and this gives us the opportunities to do that keep our farms. Make it a model so this can be shown to other farmers that they can keep their farms, and pass it on to our children as a viable business. What it does for the community is offer this incredible opportunity which provides a win/win opportunity for everyone.

Patsy Dickens, Huntsville resident, said when she and her husband purchased their property in 2003, they purchased it with the idea of preserving as much as they could in its original agricultural state. When she came to Scott two years ago with ideas, questions, and how she could get that to work for her and other farmers in the community. We brainstormed this Agri-Tourism which we see before you. Some of the people have come to her over the last two years with certain concerns and questions about the ordinance and how it would affect the non-farmer, who happens to

have land and how they could use this ordinance to best suit them. They had some valid points and questions and she applauds Scott and staff who has put the time into this because what they put together now it circumvents some of those concerns. This has grown from a three paragraph application from her to this wonderful document that they have now. This is really for the farmer to preserve this agricultural land in the Ogden Valley and all of Weber County and she hoped to get this approved so that we can we can stay farmers.

MOTION: Commissioner Borklund moved to recommend to the County Commission to adopt Chapter 46 Agri-Tourism Ordinance and adopt the amended changes to the other related chapters as indicated. Commissioner Judkins seconded the motion. A vote was taken and Chair Hansen declared the motion approved unanimously. Motion Carried (4-0)

- 4. Public Comments: There were no public comments.
- **5. Planning Commissioner's Remarks:** Chair Hansen said he recognized from the emails of the award for the Miradi and congratulated the staff.

Rob Scott, Planning Director, said that was so gratifying to him was that there were some 16 applications statewide for recognition, and ten projects were given recognition. When he saw the quality of all the projects including our own it made him feel more gratified that the county was recognized. Especially with amount of work in particular two staff members as well as other members of the county.

6. Staff Communications:

6.1. Planning Director's Report:

Mr. Scott said he wanted to remind the Planning Commission of the fall conference held in Provo. He was amazed at the number of large buildings that had been constructed at Center Street; it is truly an amazing amount of work and development activity that has taken place. When he looks at their Convention Center and the things they have done to provide opportunities for people to enjoy their downtown. It was a very good conference and there were a number of good sessions that we attended that provided some useful information for all of us as well.

- 6.2. Legal Counsel's Remarks: No comments by Legal Counsel.
- 7. Adjourn: The meeting was adjourned at 6:10 p.m.

Respectfully Submitted,

Kary Serrano, Secretary,

Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and or action on a request for final approval for the Hadley Homestead

Subdivision (2 lot).

Agenda Date: Tuesday, December 11, 2012

Applicant: Landon Hadley File Number: LVH101612

Property Information

Approximate Address: 1861 South 4300 West

Project Area: 3.65 acres
Zoning: A-1

Existing Land Use: Residential and Agricultural

Proposed Land Use: Residential Parcel ID: 15-080-0027 Township, Range, Section: 6N 2W Sec 29

Staff Information

Report Presenter: Ben Hatfield

bhatfield@co.weber.ut.us

801-399-8766

Report Reviewer: SW

Applicable Ordinances

Weber County Subdivision Ordinance

Weber County Zoning Ordinance Chapter 5 (A-1 Zone)

Background

The applicant is requesting final approval of the Hadley Homestead Subdivision, located at 1861 South 4300 West. This two lot subdivision is on 3.65 acres and is located in the A-1 zone. The A-1 zone requires a minimum of 40,000 square feet in area and a lot width of 150 feet per dwelling. These lots, after road dedication, exceed this requirement. There is an existing home on lot 1 and lot 2 is vacant.

Culinary water is provided by a Taylor West Weber Water and wastewater treatment is provided by Central Weber Sewer.

Summary of Planning Commission Considerations

Does the subdivision meet the requirements of applicable Weber County ordinances?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyors Department

Staff Recommendation

Staff recommends final approval of the Handley Homestead Subdivision based on its compliance with applicable Weber County Ordinances as explained in this staff report and subject to conditions required by the reviewing agencies.

Exhibits

A. Proposed plat for the Handley Homestead Subdivision

Maps

Adjacent Land Use

North: F West: A

Residence Agriculture South: East: Agriculture Residence

Map 1





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Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and/or action for final approval of Allen Horseplay Cluster Subdivision, 13

lots.

Agenda Date: Tuesday, December 11, 2012

Applicant: Vaughn Allen File Number: LVA 05-26-10

Property Information

Approximate Address: 2200 South 3500 West

Project Area: 12.67 acres

Zoning: Agricultural A-1

Existing Land Use: Agricultural/Equestrian

Proposed Land Use: Residential/Cluster Subdivision
Parcel ID: 15-078-0007, 15-078-0008
Township, Range, Section: 6 North 2 West, Section 28

Adjacent Land Use

North: Residential South: Residential, Agricultural

East: Residential West: Residential

Staff Information

Report Presenter: Ben Hatfield

bhatfield@co.weber.ut.us

801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5 (Agricultural Zone A-1)
- Weber County Zoning Ordinance Chapter 22B (Cluster Subdivision Special Provisions)

Background

The applicant is requesting final approval of the Allen Horseplay Cluster Subdivision. The applicant recently received revised preliminary approval from the Western Weber Planning Commission on October 9, 2012. As part of the revised preliminary approval, the applicant will be constructing new improvements such as installation of curb, gutter, and sidewalk and a full widening of the roadways along 3500 West and on 2200 South. Other improvements with this subdivision will be extensions of sewer lines, storm water catch basins, pipe lines, and detention areas. Copies of these plans are available but due to their size have not been included.

Staff and the applicant, Vaughn Allen, have discussed the ownership and management of the open space. On September 12, 2006 the applicant was approved for a conditional use permit for a horse boarding and riding facility. It is proposed that this facility will be within the common area owned by the new HOA. The proposal is for a multi-year lease to be granted by the HOA to the applicant for management of the private equestrian training and stable facilities. The clientele of the facility would be determined by the equestrian facilities management.

The applicant has submitted, exhibits C and D, a narrative and an open space preservation, maintenance, and improvements plan. The following improvements to the common area have been proposed. The access strip to the common area from 3500 West will be realigned within the access strip and not encroach onto adjacent lots. A new access strip from 2200 South will also be installed back to the parking area along side of where there are currently a row of trees and grass. The equestrian area will remain flexible to allow management to adjust equipment for events and rotation of the ground. Fencing currently on 2200 West will be removed and used by the facility management as needed. It is anticipated

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that lot owner will fence the rear portion of their lots to separate the lot from the common area. All open areas used for horses will have its' own fencing.

The proposed development is in the Agricultural (A-1) Zone which allows for cluster subdivisions as a permitted use. The total area of the subdivision is 12.67 acres, but after deducting right-of-way area needed for road widening, the net developable area is 12.42 acres. The minimum lot area in the A-1 zone is 40,000 square feet, which would provide a base density of 13.52 lots. The applicant is proposing 13 lots and no bonus density for developing a cluster subdivision. A 6.19 acre common area will be left as open space, which is 49% of the overall development. Lots proposed in the subdivision have a minimum width of 100 feet and minimum area greater than 10,000 square feet. All requirements of the zoning ordinance, including requirements for cluster subdivisions, have been met with this proposal.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?
- Should final approval be granted?

Conformance to the General Plan

This proposal conforms to the General Plan by providing dedicated open space. This subdivision also conforms to the General Plan by meeting the requirements of all applicable ordinances.

Conditions of Approval

- Requirements of Weber County Building Inspection Division
- Requirements of Weber Fire District
- Requirements of Taylor West Weber Water Improvement District
- Requirements of Hooper Irrigation Company
- Requirements of Central Weber Sewer Improvement District
- Requirements of Weber County Recorder/Surveyor
- Requirements of Weber County Engineering Division
- Requirements of Weber-Morgan Health Department

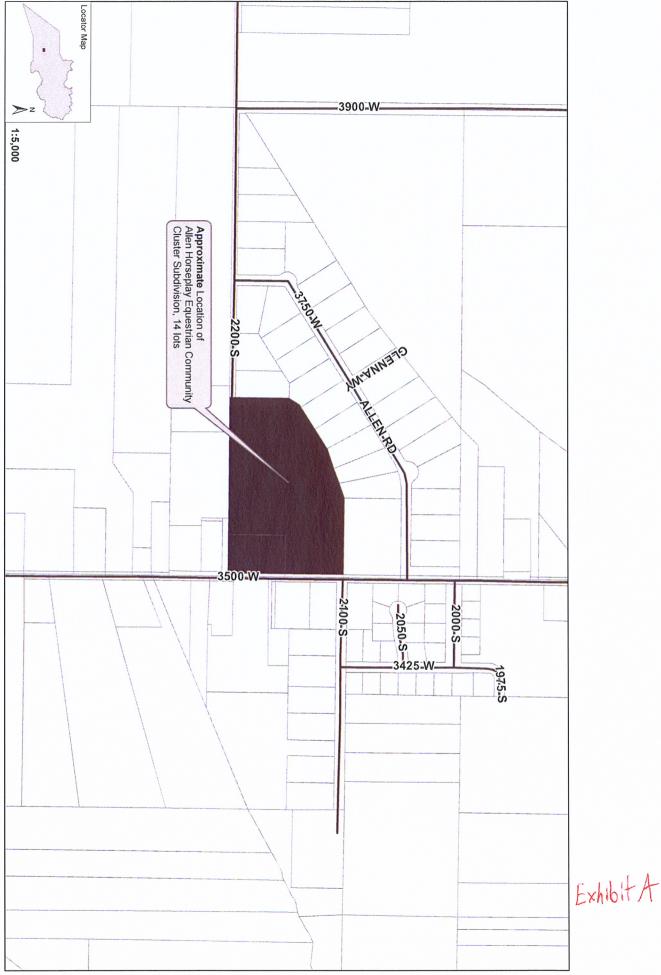
Staff Recommendation

Staff recommends final approval subject to staff and other agency recommendations and requirements, based on:

- The proposal meeting the requirements for a cluster subdivision and requirements of the A-1 zone.
- The proposal meeting goals and policies outlined in the General Plan such as open space preservation, cluster lots retaining a minimum area, conservation of agricultural lands, and using open space for agricultural uses i.e. pasture rental, horse boarding.

Exhibits

- A. Location map
- B. Proposed subdivision plat
- C. Narrative
- D. Open space plan
- E. Western Weber Planning Commission minutes from October 9, 2012



SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT
WEEDER, 2012
OCTOBER, 2012 ALLEN HORSEPLAY CLUSTER LAKE BASE AND MERIDIAN, U.S. SURVEY

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Exhibit 3

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Project Info. R. KUNZ

CLUSTER SUBDIVISION
Number: 5125-02 Date: 08-13-12

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Weber County Recorder

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WEBER COUNTY ATTORNEY

WEBER COUNTY SURVEYOR

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ENGINEER

WEBER COUNTY PLANNING COMMISSION APPROVAL

60

- PUBLIC UTILITY EASEMENT ROAD DEDICATION = ROAD CENTERLINE = EXISTING STRUCTURE

HAIRMAN, WEBER COUNTY PLANNING

WEBER COUNTY ENGINEER

HEALTH DEPARTMENT





May 6, 2010

Vaughn Allen 2191 S. 3500 W. Ogden, UT 84401 (801) 391-3880

Weber County 2380 Washington Blvd. Ogden, UT. 84401

Allen Horseplay Cluster Subdivision Narrative

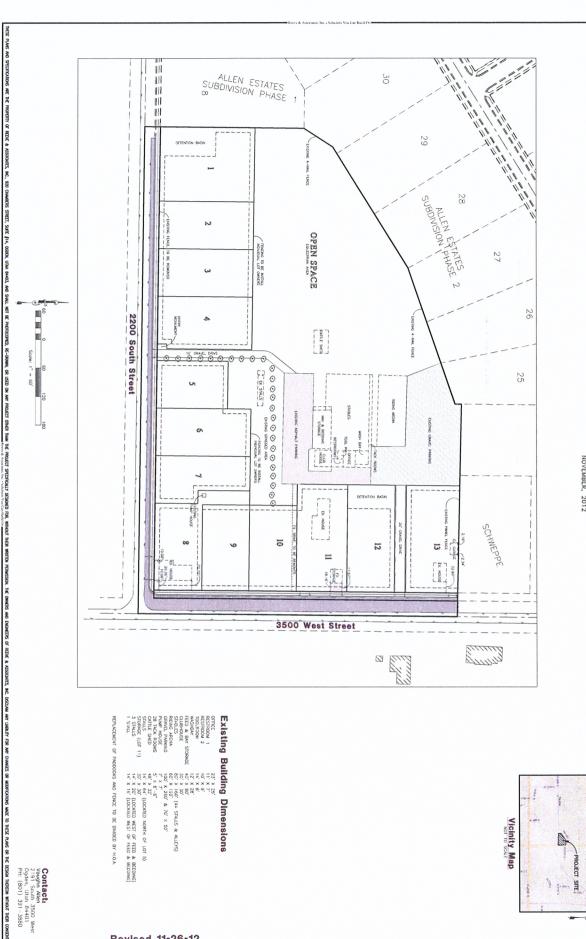
The objective of this development is to create a residential subdivision that provides public access to an existing horse facility and preserves open space. We designed the lot layout to provide access to the open space and facility. The open space consists of 5.85 acres and contains the horse facility and will also have an outdoor riding trail in the future and will be open to the public. The design is in concurrence with the cluster subdivision ordinance. We are only requesting one additional lot above the base density and are providing 48.5% open space. The bonus was arrived at by: 15% for the development of a cluster subdivision, 15% for providing common areas and amenities that are open to the public, and 18.5% for providing excess open space for a total of 78.5% bonus.

If you have any further questions or concerns, please feel free to contact us.

Sincerely,

Chris Cave Project Manager

Exhibit C



Allen Horseplay Cluster Subdivision Open Space Site Plan WEER COUNTY, UTAH NOVEMBER, 2012

Contact: Voughn Allen 2191 South 3500 West Ogden, Utah 84401 PH: (801) 391-3880

Revised 11-26-12

Project Info. ALLEN HORSEPLAY
CLUSTER SUBDIVISION C. CAVE gin Date: IOVEMBER 28, 2012 ber: 5125-02

Allen Horseplay Cluster Subdivision WEBER COUNTY, UTAH Open Space Site Plan

REVISIONS DESCRIPTION



Exhibit D

Minutes of the Western Weber County Planning Commission held October 09, 2012, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Doug Hansen, Chair; Jannette Borklund; Ryan Judkins; Andrew Favero;

Excused/Absent: Wayne Andreotti; John Parke; Brenda Meibos

Staff Present: Rob Scott, Planning Director; Sean Wilkinson, Planner; Ben Hatfield, Planner; Scott Mendoza, Planner;

Jeff Thomson, Legal Counsel: Kary Serrano, Secretary

*Pledge of Allegiance

*Roll Call:

1. Minutes: Approval of the September 11, 2012 meeting minutes

MOTION: Chair Hansen declared the meeting minutes approved with the noted corrections.

2. Consent Agenda:

2.1 LVH051112: Consideration and action for final approval of the Hideaway Estates Subdivision (1 Lot) within the Agricultural A-1 Zone located at approximately 3910 N 2975 W (Tara Wood, Applicant)

MOTION: Commissioner Judkins moved to approve consent agenda item LVH051112 the Hideaway Estates Subdivision. Commissioner Favero seconded the motion. A vote was taken and the motion carried with a unanimous vote. Motion Carried (4-0)

3. Petitions, Applications and Public Hearings:

Old Business:

3.1. LVA052610: Consideration and action for revised preliminary approval of the Allen Horseplay Cluster Subdivision (13 Lots), within the Agricultural A-1 Zone located at approximately 2200 S 3500 W (Vaughn Allen, Applicant)

Ben Hatfield, Planning Staff reviewed the staff report and added that a curb, gutter, and sidewalk with a full widening of the roadway along 3500 West and along 2200 South is being proposed. The proposed development is in the A-1 Agricultural Zone which allows for cluster subdivision as a permitted use. The total area of the subdivision, 12.67 acres of land with a minimum lot area in the A-1 Zone area is 40,000 square feet which would provide for a base density of 13.52 lots with the applicant requesting 13 lots and no bonus density for creating a cluster. The common area would be left as a 6.19 acre parcel which is approximately 49% of the overall development which would be reserved as open space. All of the requirements of the zoning ordinance including the requirements of the cluster subdivision have been met with this proposal. We are still waiting for letters from the other departments but staff is requesting preliminary approval subject to staff and other agency requirements and recommendations based on that the proposal meets the requirements of the cluster subdivision and the requirements of the A1 Zone. The proposal also meets the goals and policies outlined in the general plan such as; open space preservation, cluster lots retaining a minimum area, conservation of agricultural land and using open space for agricultural uses i.e., pasture rental or horse boarding.

Commissioner Borklund inquired on Lot 8, that has that odd configuration that includes the well and will that stay under that person's ownership that is already living there. Mr. Hatfield replied that it does and whoever owns the lot they will own that area around that well.

Commissioner Judkins asked on 2200 that will get curb, gutter, and widened up through there across from the fire station. Mr. Hatfield replied it will at least on the applicant's side of the road.

Chair Hansen asked as he sees that you have a regular road plus a 17 foot, is that right of way or a dedication to the county. Mr. Hatfield replied that is a dedication to the county for the right of way. That 3500 is a UDOT road as proposed in the general plan as a wider road, so the 17 feet would accommodate that.

Vaughn Allen, Eden resident, said in consideration of everything that is being proposed they have a very good plan out there. There are already some adult trees along the entrance to the facility of the second proposed area and there is also a portion there with a horse statue and a sign there with Allen Horseplay on 2200 South entry. This has been a

long process and he thought this was coming up for final but it didn't matter as this would give him time to make sure it was done properly.

Commissioner Borklund inquired if he had any potential buyers for those lots. Mr. Allen replied that they would not sell unless they sell it as a whole project. This is a good plan and it's good for the county.

MOTION: Commissioner Favero moved to approve item LVA052610 Allen Horseplay Cluster Subdivision subject to subject to staff and other agency requirements and recommendations. Commissioner Borklund seconded the motion. A vote was taken and Chair Hansen declared the motion approved unanimously. (4-0)

New Business:

3.2. ZO2010-15: Consideration and action for approval on a proposed ordinance of Weber County amending related Chapters as follows: Chapter 1 (General Provisions) amended by modifying certain existing definitions and adding new definitions; Chapters 5, 6, and 7 (Agricultural-1 Agricultural-2 and Agricultural-3 Zones respectively) amended by adding Agri-Tourism as a Conditional Use; Chapter 23 addresses access standards and related criteria for Agri-Tourism operations; Chapter 24 (Parking and Loading Space, Vehicle Traffic and Access Regulations) amended by clarifying that Agri-Tourism is an agriculturally related use that is exempt from certain standards; Farmers Markets) amended by permitting farmers markets at approved Agri-Tourism operations; Chapter 36 (Design Review) amended by exempting Agri-Tourism operations from landscaping requirements (Weber County Planning Division, Applicant)

Scott Mendoza, Planning Staff reviewed the staff report and gave a presentation of the ordinance and its history. The application that is before you was originated by Patsy Dickens but this application is a staff proposal to you. When this was bought to us by Patsy, it was for the Ogden Valley, but it was such a great idea as an effective tool that staff has expanded this to both townships.

Chair Hansen asked you made this presentation, did you get a lot of response from that. Mr. Mendoza replied it was a great group of people and he had a few conversations afterwards. There was this farmer, from Washington City in southern Utah, and she was going to present this to the Planning Office there as they were having problems with this. The overall reaction was very positive from the people there and he received positive feedback from that conference.

Chair Hansen asked if staff has had any feedback from the Farm Bureau. Mr. Mendoza replied that he has been waiting and has not received any information.

Chair Hansen asked if this would draft would be on the website. Mr. Mendoza replied that he would an updated draft on the website as soon as possible.

Juan Manuel Sanchez, Eden resident, said that he came just to say thank you not only for himself but also from the community. It was exciting to see that the Ogden Valley Planning Commission be really excited about the Agri-Tourism and was informed that the Western Weber was just as excited about this. You have seen on the west side the ramifications of what population growth does to an agricultural area sooner then what Ogden Valley has seen. It's this kind of creative vision seeking participation and openness that Planning Commissioners have because as a farmer it gives us a tool. As a small farm owner of 30 acres, it is difficult because of the temptations to sell, but after talking to a group of farmers, the truth is they don't want to sell, but they want something different other then raising hay. They are getting older, after working a second job they can't do that anymore. They just want to make money on the farm and this gives us the opportunities to do that keep our farms. Make it a model so this can be shown to other farmers that they can keep their farms, and pass it on to our children as a viable business. What it does for the community is offer this incredible opportunity which provides a win/win opportunity for everyone.

Patsy Dickens, Huntsville resident, said when she and her husband purchased their property in 2003, they purchased it with the idea of preserving as much as they could in its original agricultural state. When she came to Scott two years ago with ideas, questions, and how she could get that to work for her and other farmers in the community. We brainstormed this Agri-Tourism which we see before you. Some of the people have come to her over the last two years with certain concerns and questions about the ordinance and how it would affect the non-farmer, who happens to

E-J



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:

Consideration and action on CUP 2011-08 for a storage tank manufacturing plant in the

Little Mountain Area

Agenda Date:

Tuesday, December 11, 2012

Applicant:

Garff Hubbard for Advanced Fluid Containment LLC

File Number:

CUP 2011-08

Property Information

Approximate Address:

9501 West 900 South and 791 South 9300 West

Project Area:

76.82 Acres

Zoning: **Existing Land Use:** Manufacturing Zone-3 (M-3) Storage Tank Manufacturing Storage Tank Manufacturing

Proposed Land Use: Parcel ID:

10-041-0011 & 10-038-0012 Township, Range, Section: T6N, R3W, Sections 17 and 20

Adjacent Land Use

North:

Manufacturing

South:

Manufacturing

East:

Manufacturing

West:

Manufacturing

Staff Information

Report Presenter:

Sean Wilkinson

swilkinson@co.weber.ut.us

801-399-8765

Report Reviewer:

JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 22-A (Manufacturing Zone M-3)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Weber County Zoning Ordinance Chapter 36 (Design Review)

Background

Advanced Fluid Containment LLC (AFC) is requesting approval of a Conditional Use Permit (CUP) to operate a storage tank manufacturing plant in the Little Mountain Area. Metal product fabrication is allowed in the M-1, M-2, and M-3 Zones as a conditional use. The manufacturing operation currently uses two sites located across 900 South from each other. The structure on the north of 900 South was formerly used by US Tank Company and has an approved site plan including existing structures, landscaping, hard-surface parking, and signage. This site was inspected and verified by the County Code Enforcement Officer for a previous owner within the last two years.

The site on the south side of 900 South was last approved in 1988 (MSP 1988-05) as a manufacturing plant for model rocket motors. At that time a site plan was approved which included two existing structures, a gravel yard and parking area, and a sign location (See Exhibit B). Landscaping was not shown on the site plan. Since that time the Zoning Ordinance requirements have changed for manufacturing sites and this site requires approvals for landscaping and hard-surface parking. The current landscaping requirement is 10% of the project area. This site has approximately 30 acres, but only a small portion is used as part of the manufacturing operation. Based on the footprints of the existing buildings, the outside storage areas, and the parking areas, the total project area is approximately 115,605 square feet (2.65 acres). The 10% requirement is 11,560 square feet. The site currently has approximately 1,000 square feet of planted and decorative landscaping including shrubs, trees, and decorative gravel around the office building and approximately 5,000 square feet of grass between the two site entrances on 900 South. AFC has committed to rehabilitate the grass area in the Spring of 2013. In addition, this site has well over the remaining 5,605 square feet in natural grasses and shrubs throughout the property. Due to the difficulty of growing vegetation in the alkali soils at this site, staff has determined that the natural landscaping should count toward the overall landscaping requirement, if the existing landscaping is maintained

appropriately. Regarding hard-surface parking, this site will maintain the existing gravel/roadbase parking area adjacent to 900 South, but a 13,000 square foot existing asphalt area, west of the manufacturing building, will be designated for employee parking (See Exhibit A). This area provides enough parking for 72 employees, but only approximately 30 employees still work at this site, while the others work at the site on the north side of 900 South.

The other issue that needs to be addressed with this CUP is the construction of one new addition and one accessory building on the east side of the manufacturing building. Both of these structures have been built within the last three years, but neither has received land use or building permits. AFC has recently applied for a Building Permit for the 1,180 square foot accessory building closest to 900 South, but a Building Permit application is still required for the other addition located further to the south. Both of the structures meet the setback, size, and height requirements of the M-3 Zone and the Planning Division can issue Land Use Permits for them, but a Building Permit Application must be submitted for the southern addition. Both structures have the same architectural style and use the same materials and color scheme as the existing buildings. Several temporary storage containers are also located on this site, but no permits are required. Existing signage at both manufacturing locations complies with applicable requirements. Once the Land Use and Building Permits have been issued, the site plan will be in compliance with applicable ordinances.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed site plan meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

- 1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
- 2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

- 1. The manufacturing operation is conducted inside a building which limits the potential impacts of noise, smoke, dust, etc. The outside storage of the finished storage tanks does not contribute to these potential negative impacts. The M-3 Zone anticipates heavy industrial uses and there are no homes near this manufacturing plant. This site has been approved for manufacturing since at least 1988 and the site plan allows for proper setbacks, landscaping, etc. which help mitigate potential negative impacts.
- 2. The landscaping, parking, and signage plans comply with the applicable Zoning Ordinance requirements. Once a Building Permit application is submitted and approved for the southern building addition described previously, the site plan will be in compliance with applicable Zoning Ordinance requirements. This CUP and site plan approval will help resolve existing zoning violations on the site by approving the existing manufacturing building additions, but Land Use and Building Permits are required as a condition of approval.

Conformance to the General Plan

As a conditional use, this manufacturing operation is allowed in the M-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not impact any of the goals and policies of the General Plan in a negative manner.

Conditions of Approval

- Requirements of the Weber County Planning Division
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Land Use and Building Permits are required for the accessory building and the addition to the manufacturing building
- The grass area in between the site entrances on 900 South will be rehabilitated in the Spring of 2013
- Hard-surface areas to be used for parking are cleared of storage materials

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the M-3 Zone as a conditional use and it meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished and approval of the site plan helps resolve existing zoning violations on the site.

Exhibits

- A. AFC's proposed landscape and hard-surface parking site plan proposal (not including natural landscaping)
- B. MSP 1988-05 approved site plan
- C. 1988 site plan updated to show proposed improvements
- D. Pictures of the site

Map 1



Exhibit A Parking Asphalt

Google earth

AFC site Plan

A3 phalt

Parking area 13,000 sqf4. up to 30 employees

Landscape

- 5,000 sqft of grass - (to be re-habed in)

Google

= 1,000 sqft ob electrative rock around Blog with skhubs, bushes (7) and frees (2)

Exhibit B

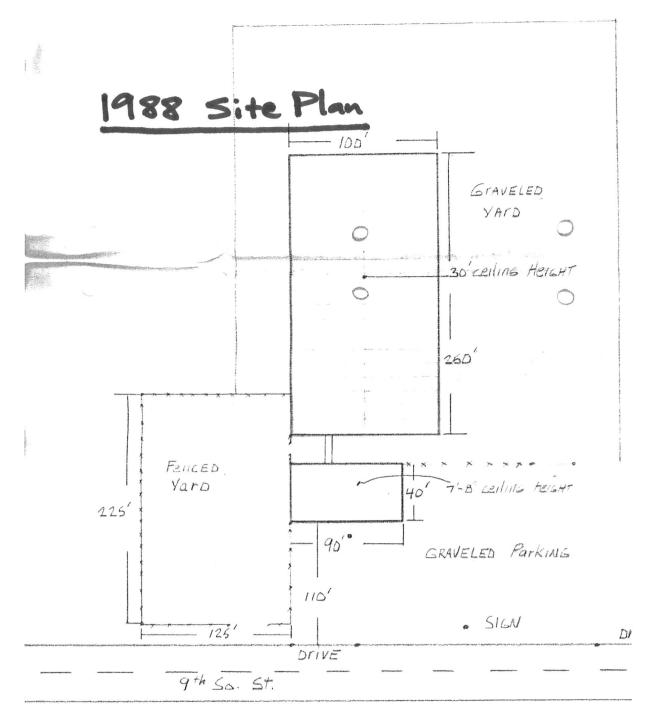
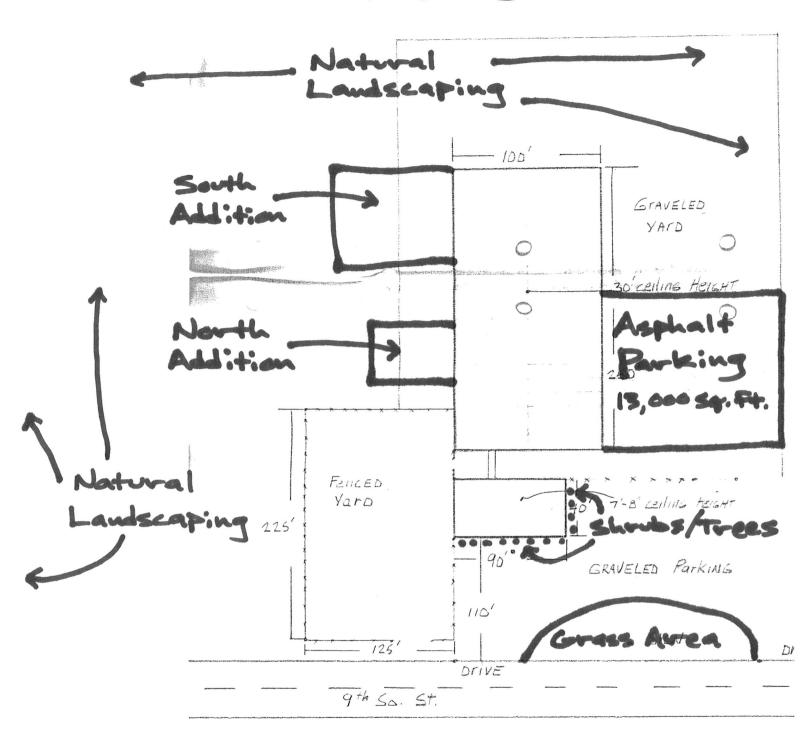
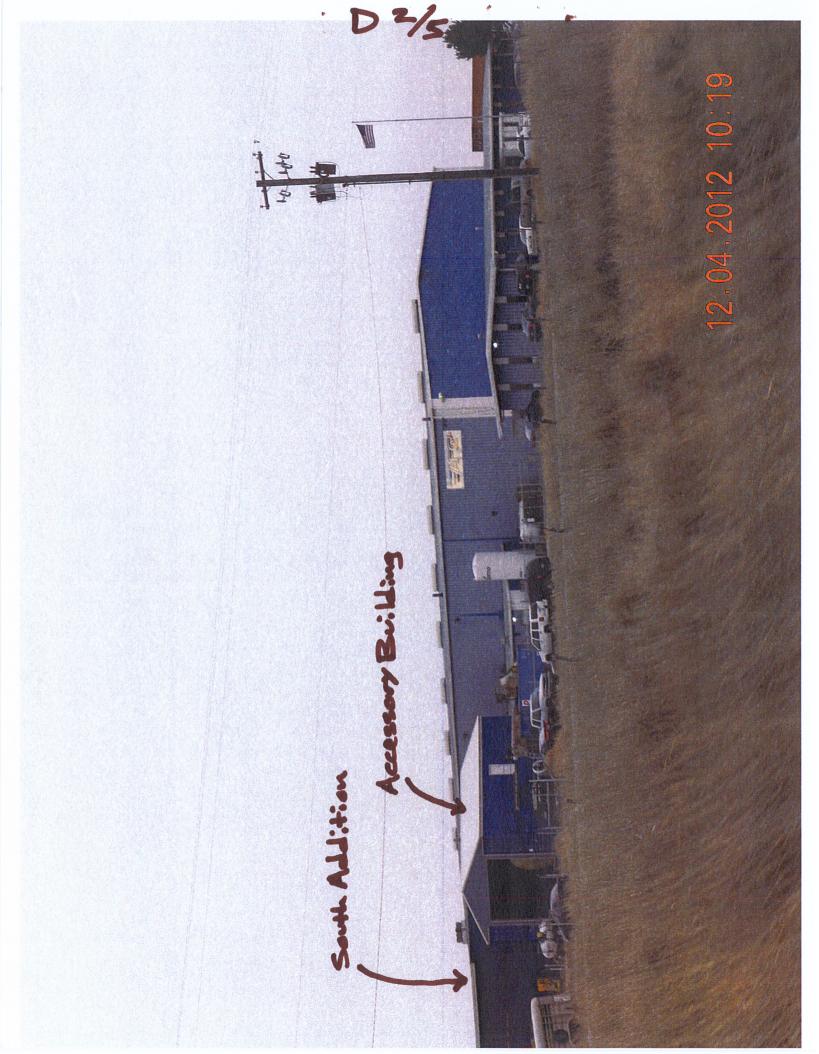


Exhibit C

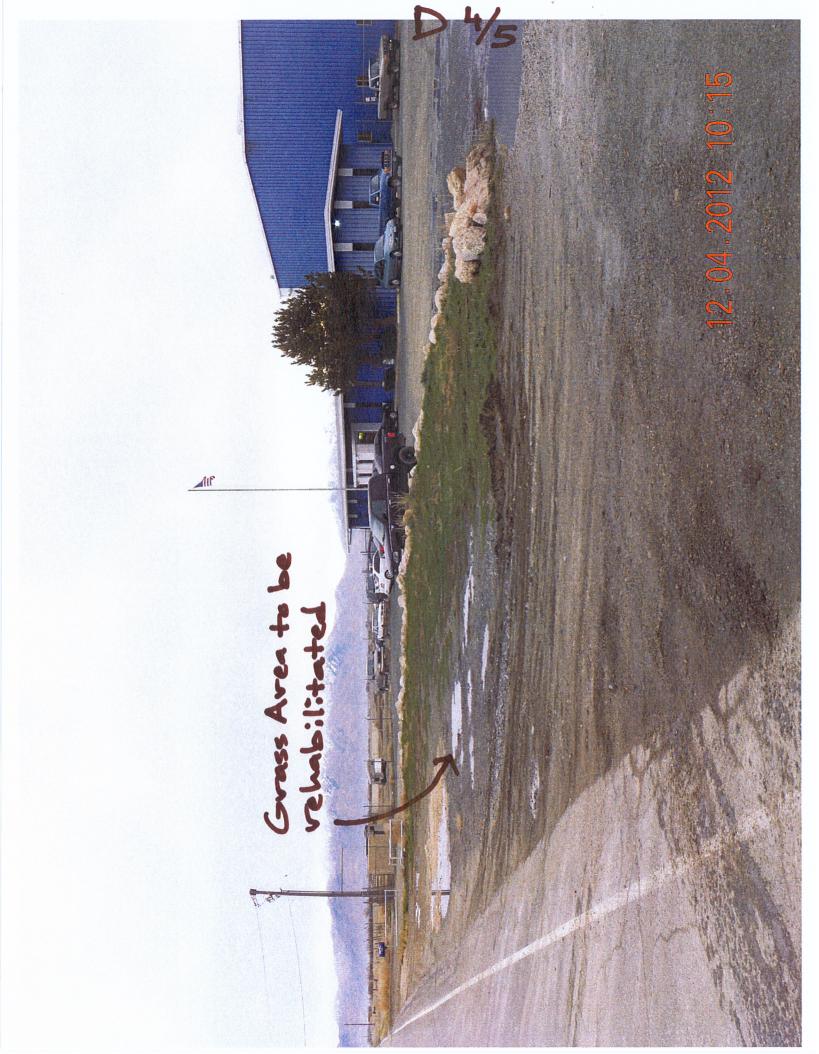


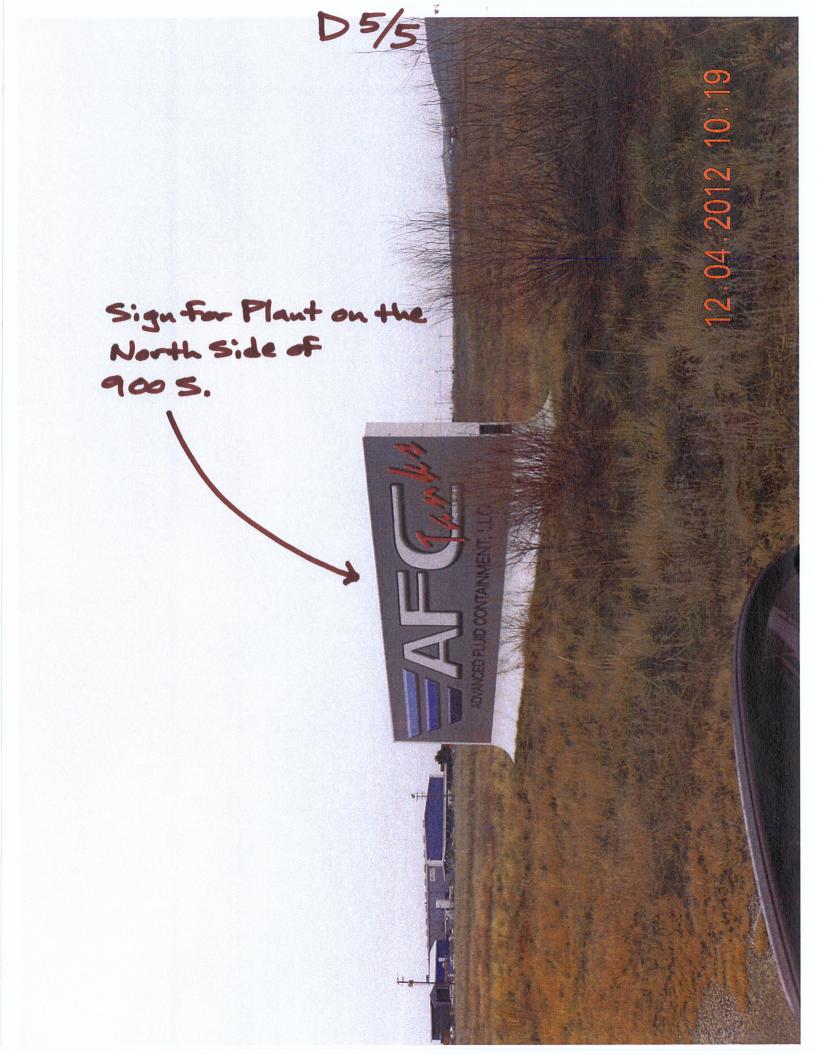
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2012 General Plan Update

In 1998, the General Plan for the Ogden Valley was adopted and in 2005, the Recreation Element of the General Plan was adopted. In 2003, the General Plan for West Central Weber County was adopted. A general plan is the policy of acceptable land uses in each jurisdiction. Each county adopts and updates their General Plan to guide the growth and land development of their community, for both the current period and the long term. The General Plan is the foundation for establishing goals, policies, zoning, and activities allowed on each land parcel to provide compatibility and continuity to the unincorporated county as well as each individual neighborhood. Once policy direction is established, ordinances are then created that implements the policy.

This is the yearly update on the progress of implementing the key issues identified by the community during the process of completing the General Plan. Attached is last years' summary of updates that have taken place to implement the General plans for the Ogden Valley and Western Weber County.

In 2012, the following plan projects, new and modified ordinances, and significant special projects that were adopted furthering the goals and objectives of the two General Plans:

- Moderate income housing element. State law requires an update to each city and county's moderate income housing plan every two years.
- Development agreement between Weber County and Powder Mountain. The approval of the Development Agreement resulted in the dismissal of the lawsuit by Powder Mountain against Weber County.
- Amend Chapter 1 (General Provisions Filings of Preliminary and Final Plans) of the subdivision ordinance by updating the ordinance and insuring its consistency with the State Code and current with how the ordinance is applied.
- Agricultural tourism ordinance. The intent of this proposed amendment is to allow agri-tourism
 as a conditional use in the in the Agricultural and Forest Valley Zone. Farming is becoming
 increasingly more difficult for local farmers to maintain a profitable or 'break-even' operation
 which forces many to sell to land developers and investors. By providing alternatives to farm
 land use, while preserving farming operations, farmers can retain their lands, protect against
 overdevelopment, and enhance sustainable land use.
- Amend Chapter 34 (Home Occupation). This amendment updated the standards for home occupations.
- Amend Chapter 29 (Board of Adjustment) to establish rules and procedures, consistent with Utah state code, which govern the Board of Adjustment in considering appeals from decisions applying and interpreting the Weber County Zoning Ordinance and Zoning Maps, and variances from the requirements of the Weber County Zoning Ordinance.
- Amend Chapter 15, (Forest Residential Zone) FR3 Zone to include a manager or night watchman.
- Amend the Commercial CV-2 Zone to add Assisted Living Center as a permitted use.
- Amend Agricultural Valley AV-3 and the Definition Chapter to add "Custom Exempt Meat Cutting" as a Conditional Use and a new definition.
- Amend Sign Ordinance for the Residential RE15 & RE20 & Other Zoning Areas not exceeding total area of street frontage, of 150 sq. ft.
- Amend Chapter 18C (Architectural, Landscaping and Screening Design Standards) to include chain link fencing as part of the screening materials.
- Amend the Commercial CV-1 and the CV-2 Zone to cleanup permitted and conditional use section of the ordinance.

Significant other work has been done in plan implementation.

- Work on the nodes in the Ogden Valley. The nodal concept is mentioned in the Recreation Element of the Ogden Valley General Plan which states: Currently Ogden Valley is zoned for sprawl; that is current zoning laws encourage low density suburban development all across the valley floor and into the surrounding foothills. Nodes will encourage nodal or concentrated development.
- Updating the Ogden Valley Pathway Plan to reflect trail alignments as identified in the coordinated pathway planning effort.
- Amend Chapter 32 and 32B to make political signs content neutral.
- Amend Chapter 32 and 32B to allow A-frame or sandwich signs.
 Amend Chapter 2 (Subdivision Standards) by updating the ordinance and insuring its consistency with the State Code and current with how the ordinance is applied.

Staff is anticipating the completion of these projects and ordinances and the adoption by the County Commission in 2013.